

EXHIBIT C
TO
PETITION FOR FORMATION OF TRANSPORTATION DEVELOPMENT DISTRICT
P1316 LLC, PETITIONER, AND
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION,
AND THE CITY OF COLUMBIA, RESPONDENTS
(Discovery Park Transportation Development District)

Description of Transportation Development District Projects
to be Undertaken by Discovery Park Transportation Development District

<u>Item No.</u>	<u>Description</u>
1.	Construction of Discovery Park Connector, which is a new access road that will run from the West side of Discovery Parkway, in a general Northerly direction through Discovery Park Subdivision Plat 1, and then connect to Ponderosa Street.
2.	Construction of two traffic circles along Discovery Park Connector.
3.	Construction of extension of and improvements to (including sidewalks) Ponderosa Street.
4.	Acquisition of Lot 2 of Discovery Park Subdivision Plat 1 which will be dedicated for storm water quality improvement purposes.
5.	Acquisition of Lot 4 of Discovery Park Subdivision Plat 1 which will be dedicated for storm water quality improvement purposes.
6.	Construction of surface water drainage collection facilities for surface water drainage from streets, roads, sidewalks, and parking lots surrounding and within the District;
7.	Reimbursement to Petitioner and third parties for traffic studies and traffic impact studies required in order to complete the documentation necessary for the improvements set forth herein;
8.	Reimbursement to Petitioner for costs expended in anticipation of or in connection with the design of the above-described improvements prior to the formation of the District;

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9.	A 12" C900 PVC water main from the existing terminus at Nifong Park along Ponderosa Street, Discovery Park Connector, and Discovery Parkway to the existing terminus at the Regional Catholic High School, totaling approximately 6,300 feet, and related appurtenances.
10.	Construction of surface water drainage structures made reasonably necessary by the improvements described above, including all environmental protection measures required in order to avoid environmental damage as a result of surface water drainage from roads, roadway ditches, drives, transportation improvements, and other related structures and improvements, including mitigation costs, retaining walls, channel preservation devices, bio swale detentions, abutments, pipes, and related structures;
11.	Payments to Missouri Highways and Transportation Commission required in order to acquire rights, permits, or necessary easements for the construction of the above-referenced improvements and Projects;
12.	Upgrading and improving traffic surveillance control equipment, computerized signal systems and motorists information systems to provide an integrated traffic control system which signal inter-connect to provide for better traffic progression where Discovery Parkway will intersect with Discovery Park Connector, and where Discovery Park Connector will intersect with Ponderosa Street;
13.	Payments for the acquisition of necessary rights-of-way easements, aesthetic improvements, signage, traffic signals, and specialty lighting reasonably required in order to construct and implement the projects described above;
14.	Construction of additional traffic related improvements, including sidewalks, pedways, traffic signals, traffic islands, median improvements, and turn lanes adjacent to and within the District;
15.	Acquisition of rights of way and construction of curb cuts and other access points around the perimeter of the District and adjacent to Ponderosa Street, Discovery Park Connector, and Discovery Parkway;
16.	Payment of and reimbursement for necessary civil engineering fees, professional fees, permit costs, and costs of obtaining federal and state licenses and permits reasonably required for the construction of the projects described herein;

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17.	Payment of and reimbursement for all other professional fees, licenses, and costs reasonably related to and authorized by the Board of Directors of the District to be paid in connection with the construction of the foregoing improvements, as well as the establishment and operation of the District, and as permitted by the Act;
18.	Construction of landscaping and irrigation adjacent to and within the portion of Ponderosa Street, Discovery Park Connector, and Discovery Parkway, that are located within the District;
19.	Construction of improvements to Ponderosa Street running from the North line of Lot 1, then moving in a Southeasterly direction along the boundary line of Discovery Park Subdivision Plat 1;
20.	Construction of improvements to underground electric within the right-of-way of Ponderosa Street, Discovery Parkway, and Discovery Park Connector;
21.	Reimbursement to Petitioner or payment to Ameren UE for natural gas lines within the right-of-way of Ponderosa Street, Discovery Parkway, and Discovery Park Connector;
22.	Construction of telecommunication lines within the right-of-way of Ponderosa Street, Discovery Parkway, and Discover Park Connector;
23.	Construction of an access entrance to the A. Perry Phillips Park from Gans Road, and improvements to and widening of Gans Road;
24.	Payments to Missouri Department of Natural Resources and the Army Corps of Engineers required in order to acquire permits for off-site mitigation of wetlands;
25.	Improvements to the sanitary sewer line located on Lot 1 that runs under Ponderosa Street and U.S. Highway 63.